

**PLENTIFUL FREE OFF-STREET
CUSTOMER PARKING**



LOCATION W Burnside St & NW 23rd Ave, Portland, Oregon

AVAILABLE SPACE 2,116 SF | 2,250 SF | 3,600 SF

RENTAL RATE Call for details

- HIGHLIGHTS**
- Only grocery/drug-anchored promotional center in the Portland downtown core.
 - High identity retail spaces with visibility to Burnside and windows overlooking co-tenants on NW 23rd.
 - The heart of the urban Uptown District and recognized as Oregon’s first shopping center, Uptown connects Portland’s urban core with the affluent West Hills.
 - Uptown is the only core area center offering plentiful and convenient off-street surface parking.
 - Daily needs grocery and pharmacy with upscale restaurant and apparel. Health, beauty, food, and home categories excel.

TRAFFIC COUNTS W Burnside St – 22,844 ADT ('18) | NW 23rd Ave – 19,235 ADT ('18)



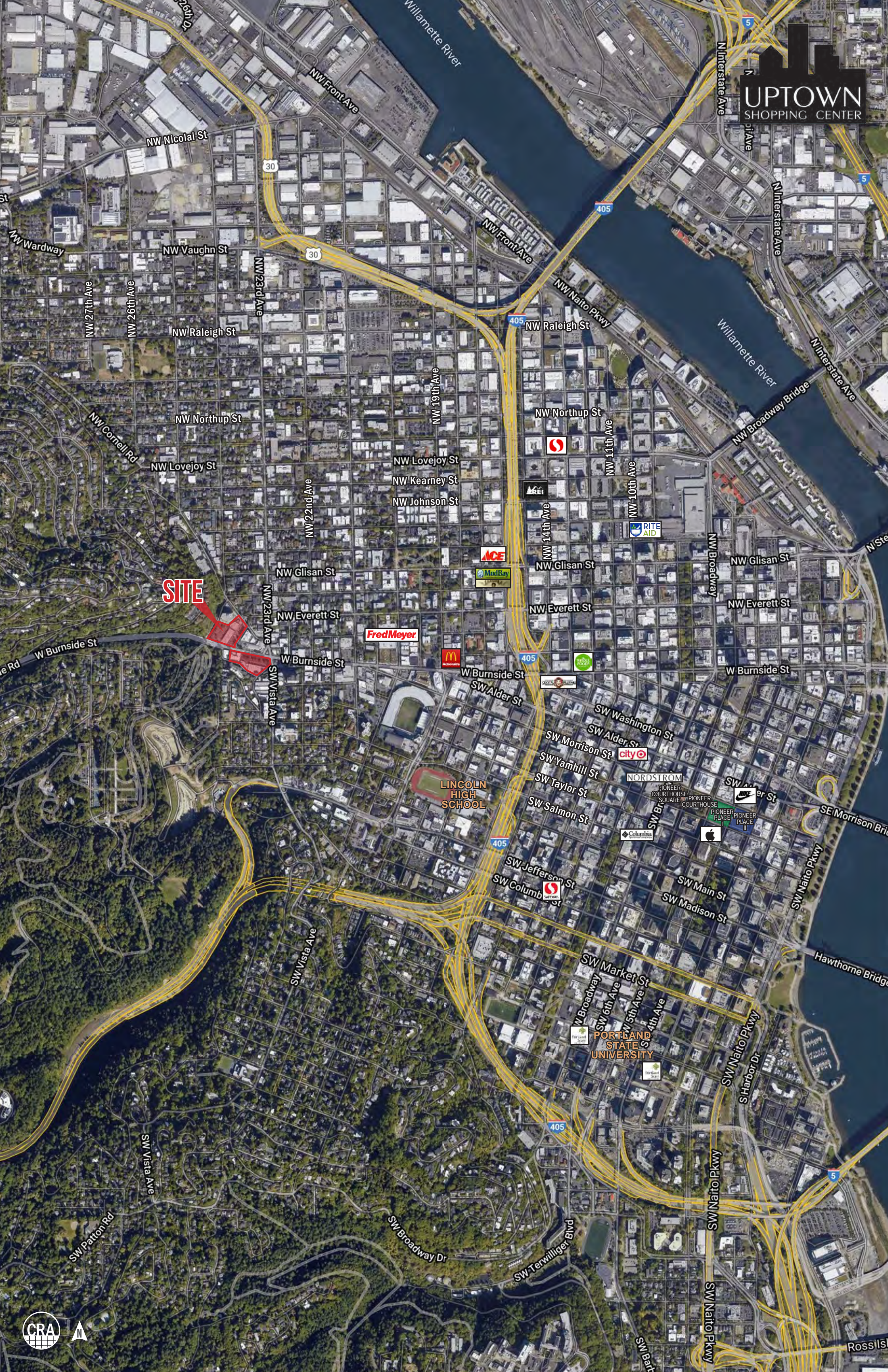
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Commercial Realty Advisors NW LLC
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Licensed brokers in Oregon & Washington



The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.

UPTOWN SHOPPING CENTER



SITE

LINCOLN HIGH SCHOOL

Fred Meyer

PORTLAND STATE UNIVERSITY



UPTOWN SHOPPING CENTER

UPTOWN SHOPPING CENTER

PORTLAND'S WEST HILLS

W BURNSIDE ST

AVAILABLE

NW LOVEJOY ST

NW KEARNEY ST

NW JOHNSON ST

NW IRVING ST

NW HOYT ST

NW GLISAN ST

ETHAN ALLEN

POTTERYBARN

TWIST

CHASE

ZUPAN'S

UMBRIA

SW VISTA AVE

W BURNSIDE ST

SW 21ST AVE

SW 18TH AVE

SW SALMON ST

NW KEARNEY ST

NW IRVING ST

NW GLISAN ST

NW FLANDERS ST

NW EVERETT ST

NW DAVIS ST

NW COUCH ST

SW ALDER ST

SW YAMHILL ST

NW 23RD AVE 8,421 ADT (20)

19,235 ADT (18)

22,844 ADT (18)

NW 21ST AVE

NW 19TH AVE

6,657 ADT (20)

111,944 ADT (20)

13,230 ADT (20)

10,000 ADT (18)

BANK @ WEST
title nine
PAPER SOURCE

MANOR
Aesop
WARBY PARKER

SALT & STRAW
BAMBOO

mint cupcake
Kiehl's
LUSH
PAPER SOURCE

PAPA HAYDN
ARCTERYX
TENDER LOVING COPPER
HARLOW

DESTINATION
snow peak

PHARMACY
PHIL'S MEAT MARKET
HAND & STONE
URBAN OUTFITTERS

Kitchen Kaboodle
unleashed
Levi's

Goodwill
RiveSide
SUBWAY

Bank of America
Walgreens

Fred Meyer
Banfield PET HOSPITAL
Dutch Bros

FULCRUM FITNESS

PROVIDENCE PARK

McCOMBS



THE WESTERLY

NW FLANDERS ST

NW 23RD AVE

NW EVERETT ST

UPTOWN SHOPPING CENTER

AVAILABLE

NW 24TH PL

NW WESTOVER RD

NW 23RD PL

NW 22ND PL

NW 22ND AVE

HAND & STONE

PHIL'S MEAT MARKET

UPTOWN PAPERS

EUROPEAN WAX CENTER

TWIST

URBAN OUTFITTERS

CROSSROADS

Levi's

unleashed

Kitchen Kaboodle

UPTOWN APARTMENTS

W BURNSIDE

CHASEO

ZUPANS

UMBRIA



UPTOWN SHOPPING CENTER

UPTOWN SHOPPING CENTER





DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER

PLENTIFUL OFF-STREET
FREE CUSTOMER PARKING



LLOYD DISTRICT

CENTRAL BUSINESS DISTRICT

PSU DISTRICT

PEARL DISTRICT

LINCOLN HIGH SCHOOL



Fred Meyer

Walgreens



NW 21ST AVE

TRADER JOE'S

SW 23RD AVE

CITY MARKET

CROSSROADS

SEE

NORTHWEST PORTLAND

POTTERY BARN

Levi's

Kitchen Kaboodle



NW GILMAN ST

RH

URBAN OUTFITTERS

THIELE'S SQUARE

unleashed

ZUPAN'S MARKETS

NW FLANDERS ST

NW EVERETT ST

NW 23RD AVE

TWIST

W BURNSIDE ST

CHASE

Puckett's

NW WESTOVER RD

BERG JERRY'S

NW 23RD PL

AVAILABLE

EXCLUSIVE/FREE CUSTOMER PARKING

ROADRUNNER SPORTS

PHIL'S MEAT MARKET

HAND & STONE

THE WESTERLY
AVERAGE PRICE \$943,750
AVERAGE SIZE UNIT 1,520 SF

AVAILABLE

PHARMACA

EUROPEAN WAX CENTER

AVAILABLE

EXCLUSIVE/FREE CUSTOMER PARKING

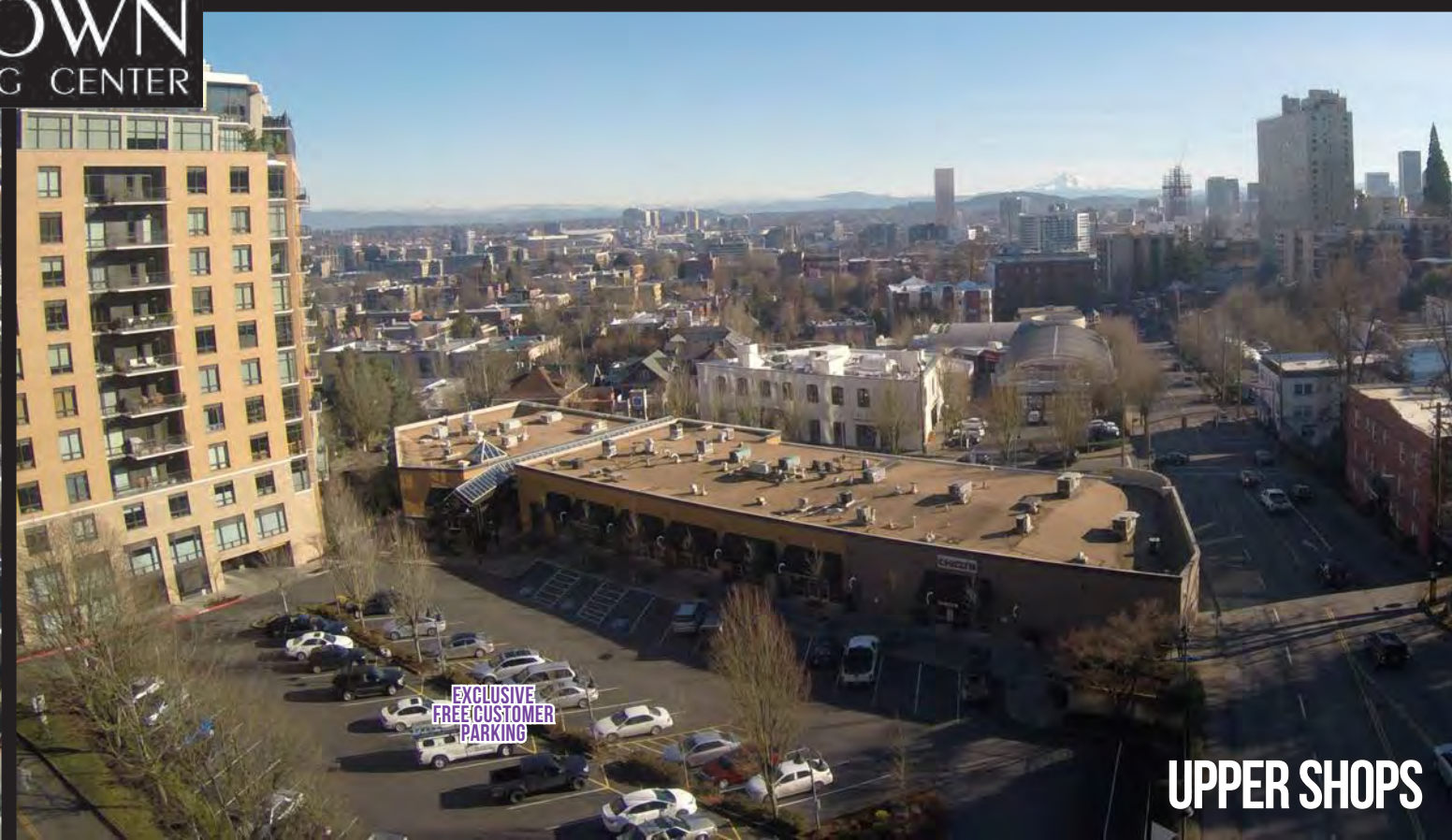




DOWNTOWN PORTLAND'S ONLY GROCERY/PHARMACY ANCHORED SHOPPING CENTER

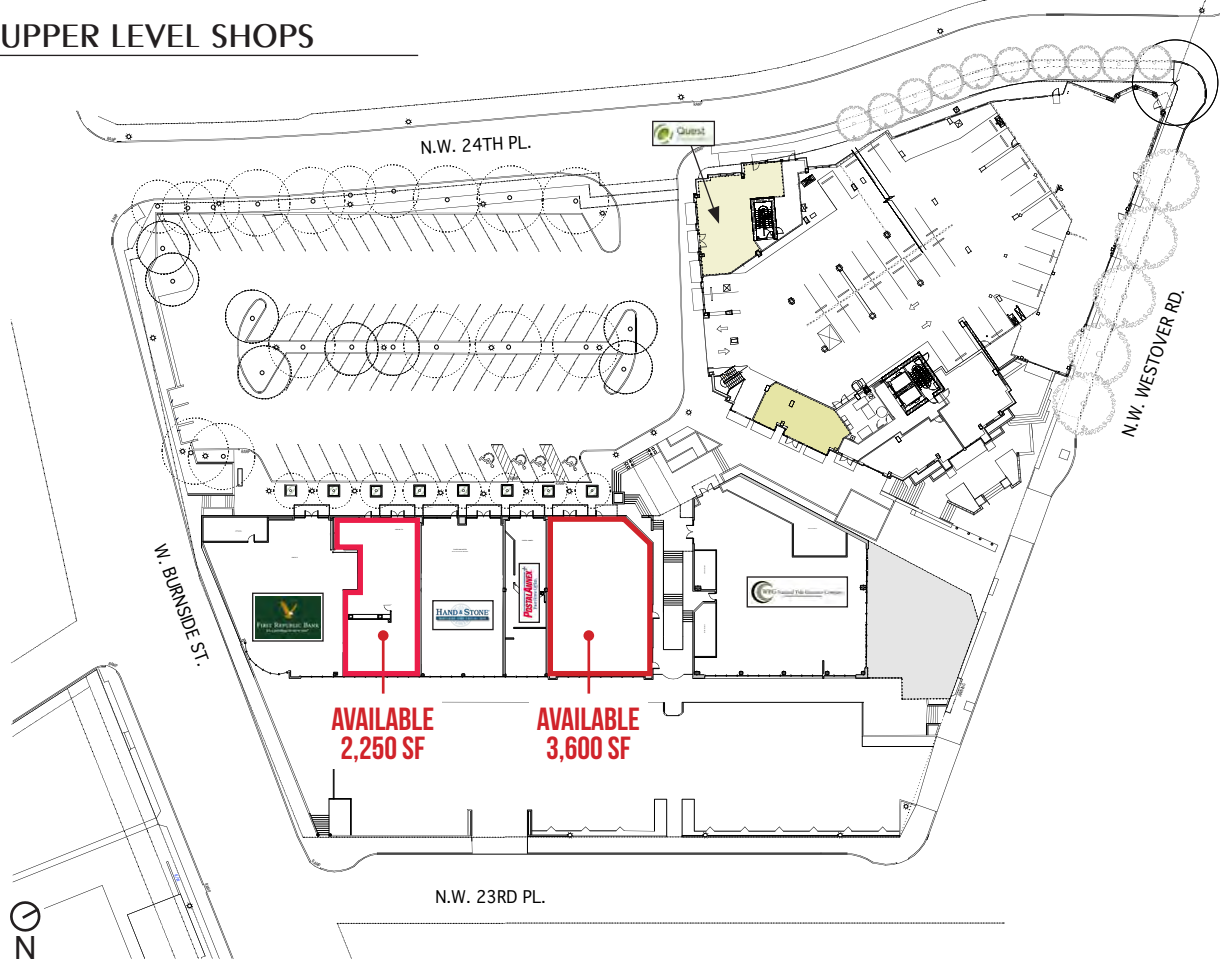


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FREE CUSTOMER PARKING

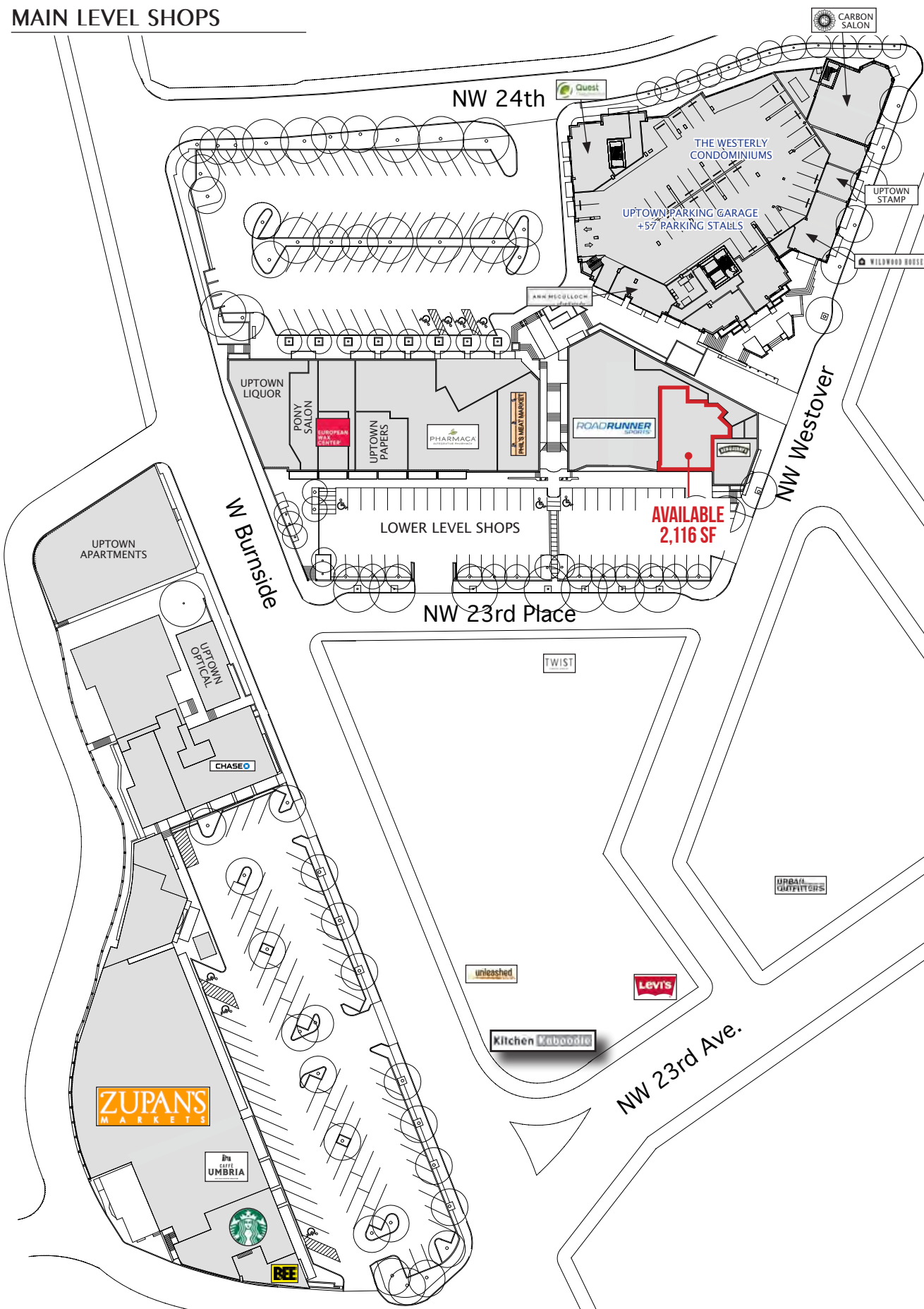


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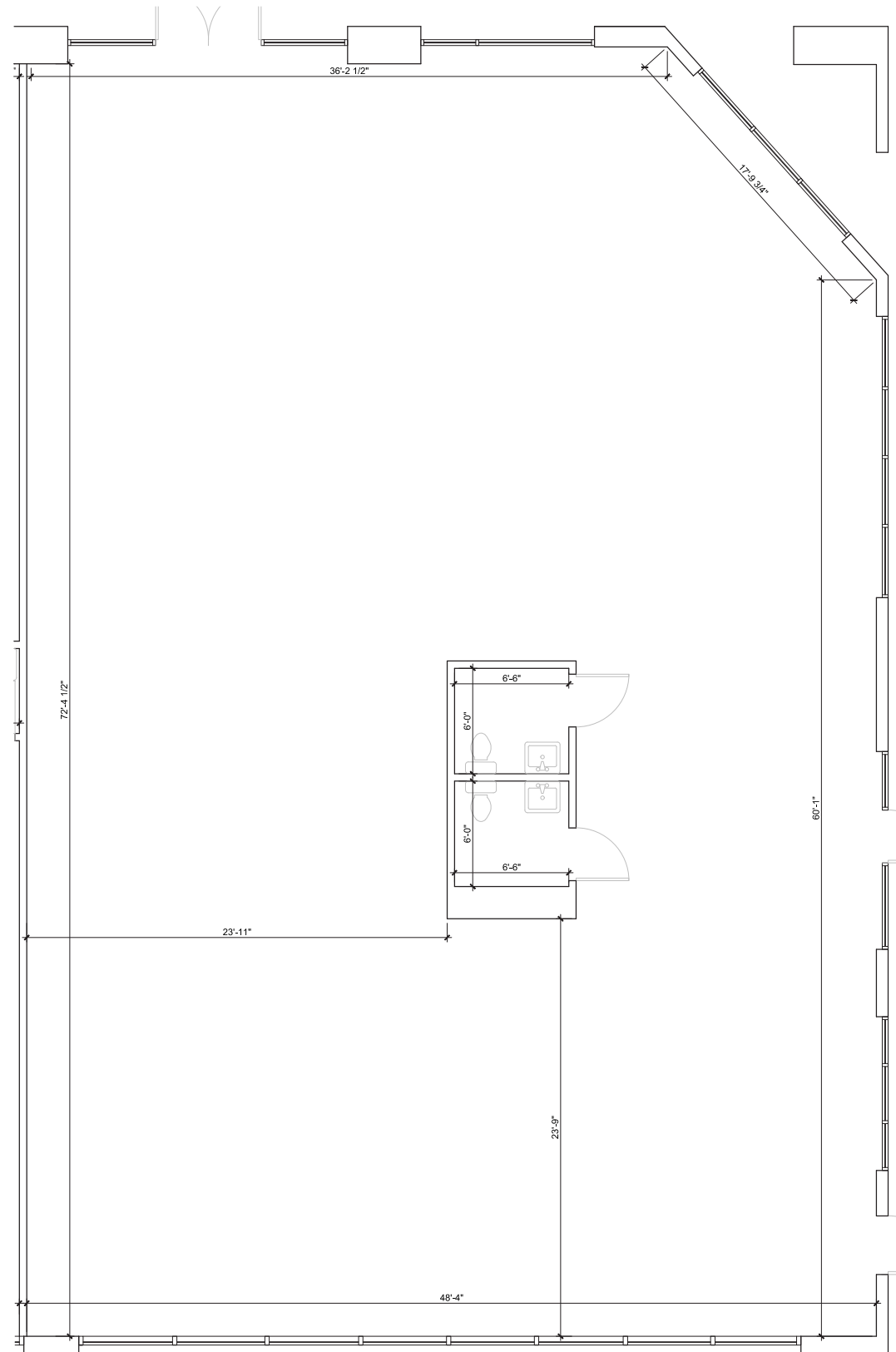
UPPER LEVEL SHOPS



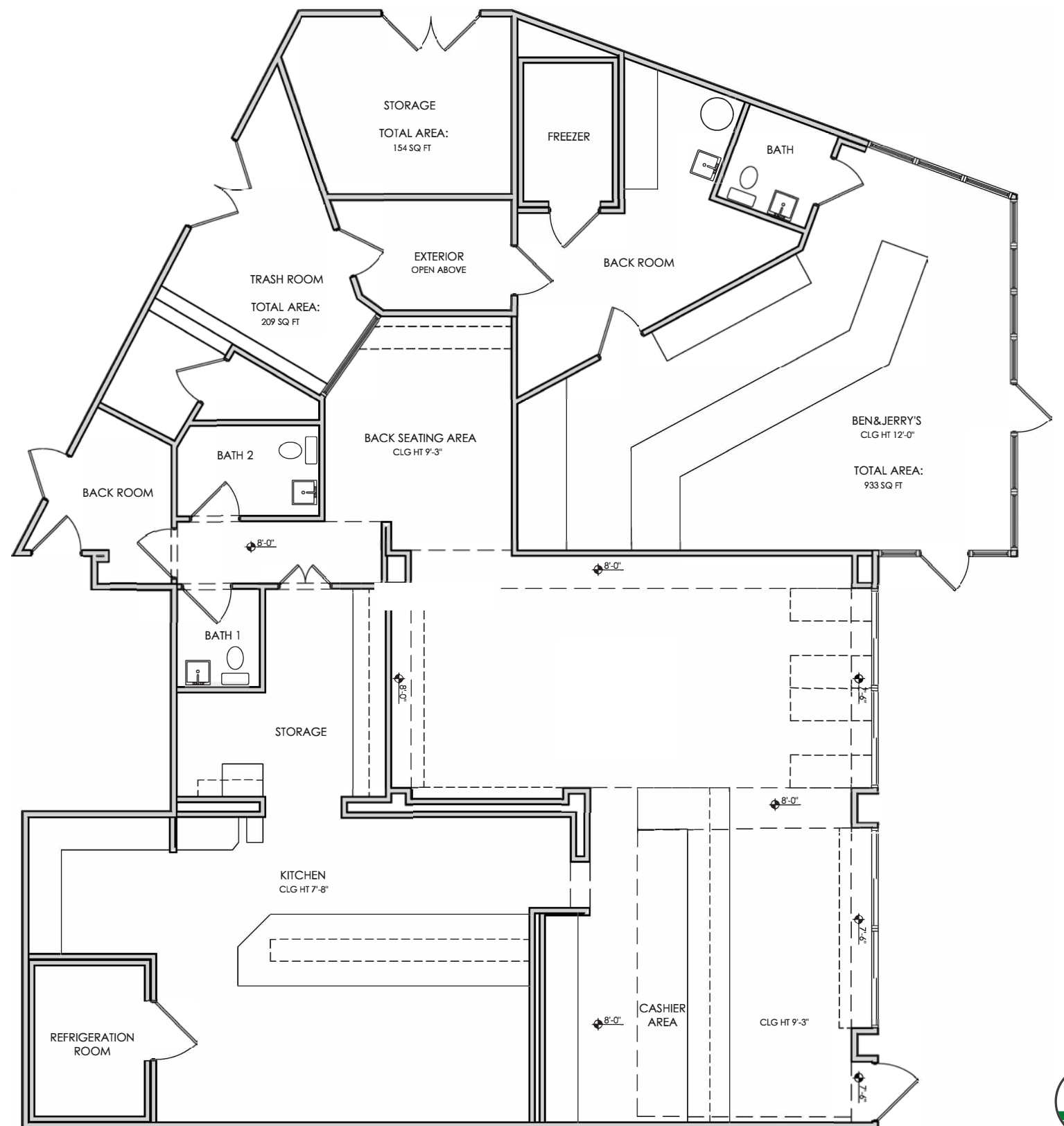
MAIN LEVEL SHOPS



3,600 SF



2,116 SF



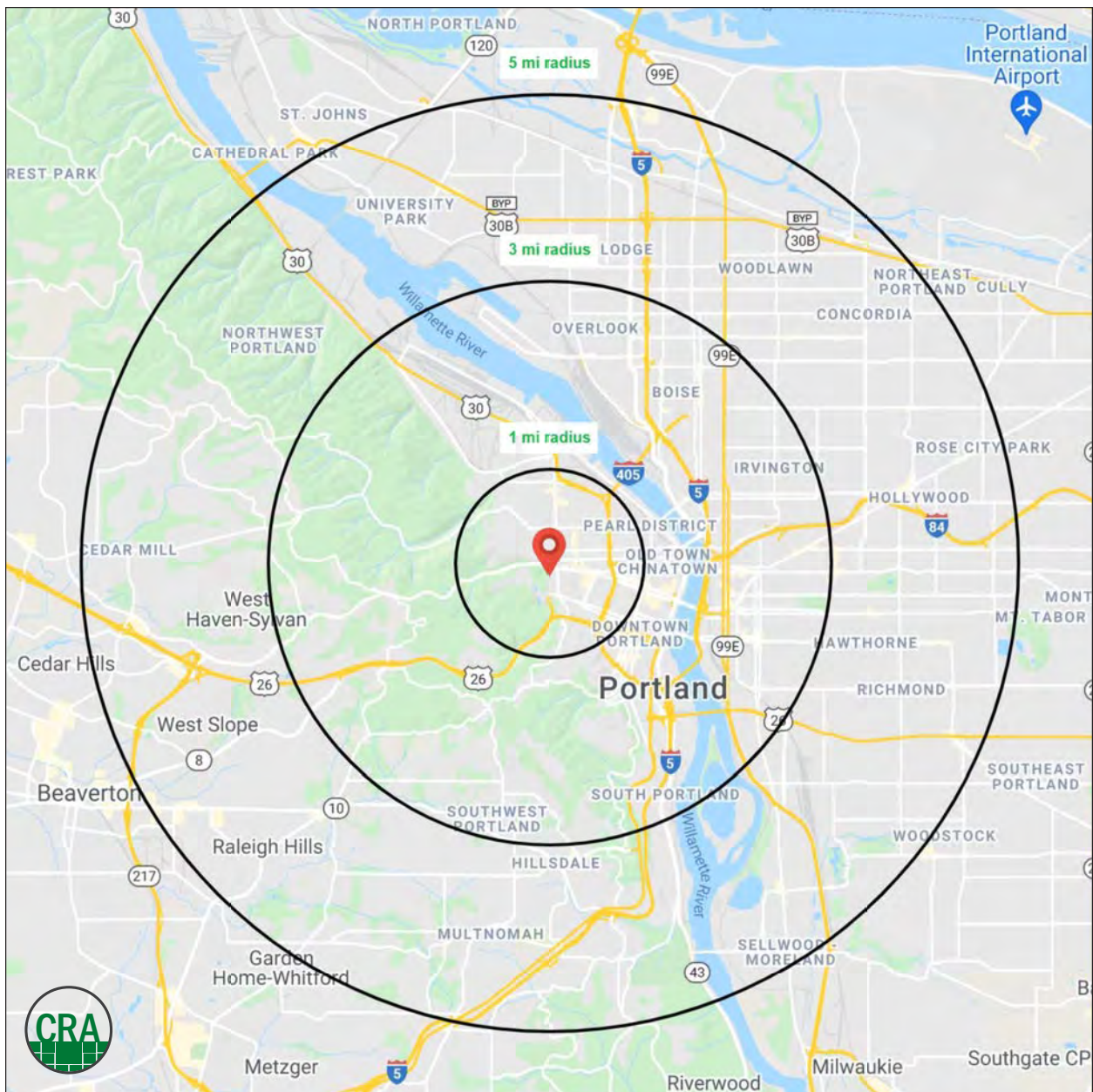


DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2021)	1 MILE	3 MILE	5 MILE
Estimated Population 2021	39,252	152,255	414,545
Projected Population 2026	42,505	165,277	435,481
Average HH Income	\$103,832	\$109,758	\$116,166
Median Age	37.2	37.5	38.0
Total Businesses	4,759	19,501	35,189
Daytime Demographics 16+	57,827	264,607	441,591

39,252
Estimated 2021 Population
1 MILE RADIUS

\$103,832
Average Household Income
1 MILE RADIUS



SUMMARY PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.5242/-122.7001

RS1

Uptown Shopping Center

Portland, OR 97210

1 mi radius 3 mi radius 5 mi radius

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2021 Estimated Population	39,252	152,255	414,545
	2026 Projected Population	42,505	165,277	435,481
	2010 Census Population	30,456	117,759	355,146
	2000 Census Population	24,038	101,760	324,033
	Projected Annual Growth 2021 to 2026	1.7%	1.7%	1.0%
	Historical Annual Growth 2000 to 2021	3.0%	2.4%	1.3%
HOUSEHOLDS	2021 Median Age	37.2	37.5	38.0
	2021 Estimated Households	26,423	85,777	201,348
	2026 Projected Households	29,368	95,950	218,538
	2010 Census Households	19,445	62,433	164,098
	2000 Census Households	15,660	53,040	147,421
	Projected Annual Growth 2021 to 2026	2.2%	2.4%	1.7%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2021	3.3%	2.9%	1.7%
	2021 Estimated White	79.8%	78.7%	78.0%
	2021 Estimated Black or African American	5.1%	6.6%	6.7%
	2021 Estimated Asian or Pacific Islander	6.9%	6.0%	6.2%
	2021 Estimated American Indian or Native Alaskan	0.8%	1.0%	0.8%
	2021 Estimated Other Races	7.4%	7.7%	8.3%
INCOME	2021 Estimated Hispanic	6.9%	8.1%	8.8%
	2021 Estimated Average Household Income	\$103,832	\$109,758	\$116,166
	2021 Estimated Median Household Income	\$72,490	\$82,062	\$91,597
EDUCATION (AGE 25+)	2021 Estimated Per Capita Income	\$70,368	\$62,330	\$56,712
	2021 Estimated Elementary (Grade Level 0 to 8)	1.4%	1.2%	1.4%
	2021 Estimated Some High School (Grade Level 9 to 11)	1.9%	2.1%	2.1%
	2021 Estimated High School Graduate	9.7%	10.0%	10.5%
	2021 Estimated Some College	16.2%	16.8%	17.2%
	2021 Estimated Associates Degree Only	4.9%	5.4%	5.8%
	2021 Estimated Bachelors Degree Only	38.1%	36.1%	35.6%
BUSINESS	2021 Estimated Graduate Degree	27.8%	28.4%	27.3%
	2021 Estimated Total Businesses	4,759	19,501	35,189
	2021 Estimated Total Employees	45,429	218,198	324,049
	2021 Estimated Employee Population per Business	9.5	11.2	9.2
	2021 Estimated Residential Population per Business	8.2	7.8	11.8

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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